

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- ___ Determined Eligible-National Register
 - ___ Determined Not Eligible - National Register
 - ___ Determined Eligible - State Register
 - ___ Determined Not Eligible - State Register
 - ___ Need Data
 - ___ Contributing to eligible National Register District
 - ___ Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5PE.5668**
- 2. Temporary resource number:
- 3. County: **Pueblo**
- 4. City: **Pueblo**
- 5. Historic building name: **Palace Courts**
- 6. Current building name: **Palace Courts**
- 7. Building address: **203-209 W 14th Street**
- 8. Owner name: **Ann C. van Valkenburg**
- Owner organization:
- Owner address: **PO Box 4523**
Pueblo, Colorado 81003

Parcel number(s):

525402007

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data
Local landmark eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input checked="" type="checkbox"/> Need data

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **20S** Range: **65W**
NW 1/4 of **NE 1/4** of **NE 1/4** of **SE 1/4** of Section **25**
10. UTM reference zone: **13**
Easting: **534233** Northing: **4236761**
11. USGS quad name: **Northeast Pueblo** Scale: **7.5**
Year: **1961 (Photorevised 1970 and 1974)**
12. Lot(s) : **Lots 14 to 16; Block 9**
Addition: **County Addition** Year of addition: **1869**
13. Boundary description and justification:
The boundary, as described above, contains but does not exceed the land historically associated with this property.
Metes and bounds exist:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet (length x width): **1,470 square feet (each building)**
16. Number of stories: **2**
17. Primary external wall material(s): **Stucco** Other wall materials:
18. Roof configuration: **Shed Roof**
Other roof configurations:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
Porch
21. General architectural description:

EAST BUILDING

Oriented to the south, this apartment building rests on a cream-painted concrete foundation with 3-light, hopper basement windows, some of which have been boarded shut. Cream-painted stucco clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with cream-painted wood frames and aluminum-frame storm windows. They have protruding, salmon-painted sills. A 2-story shed-roofed addition to the rear elevation hosts 1-beside-1-light, sliding-sash windows in the second story. The first story has tripartite windows, with single-light casements flanking a central, fixed-frame light. A 2-story, shed-roofed porch protrudes from the center of the front (south) façade. It features stucco-covered pedestals at both corners. Springing from the pedestals are stout, square, stucco-covered supports. Approaching the porch on both its east and west elevations are 4 concrete steps. Opening beneath the porch are 3 doorways. All host 1-panel, 1-light, glass-in-wood-frame doors, painted white. The transoms above them have been boarded shut. The eastern doorway provides access to the unit addressed as 203 West 12th Street; the western doorway provides access to 205. The central doorway opens into an interior staircase providing access to the units addressed 203 1/2 and 205 1/2. Two more doorways open in the center of the façade's second story, providing access to a balcony. A single-story, shed-roofed porch protrudes from the center of the east elevation. Bands of single-light casement windows, with polarized glazing, enclose the porch. A doorway, addressed as 1401 North Main

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Street, opens in the south end of the porch's east elevation. It hosts a wood slab door opening behind a security grate. Approaching the doorway is a 5-step concrete stoop, with a wrought-iron railing. Opening beneath a small, shed-roofed porch protruding from the center of the rear (north) elevation are two doorways. The eastern doorway opens higher in the elevation than the western doorway and hosts a wood slab door. The western doorway has a 5-panel, cream-painted wood door. Gray, rolled asphalt sheets cover the shed roof, which a stepped parapet surrounds on its east, south, and west sides. Painted on the south elevation of the parapet are diamond-shaped designs, suggesting a Southwestern motif. A red-brick chimney protrudes from the center of the roof.

WEST BUILDING

The west building is nearly identical to the east building, except that it lacks any porches or doorways on its side elevations. Also, the rear (north) elevation hosts only 1-beside-1-light, sliding sash windows, rather than the tripartite windows that appear in the first story of the east building's rear (north) elevation.

22. Architectural style: **No Style**

Other architectural styles:

Building type: **Terrace Type**

23. Landscape or special setting features:

This property is located on terrain sloping downward from north to south, with an elevation of around 4,700 feet above mean sea level. The neighborhood features modest, one- and two-story houses. Setbacks from West 14th Street, the busy, principal east-west thoroughfare through this area, are generally the same on this block. This property is situated on the northwest corner of West 14th and North Main streets. A grass strip separates the sidewalk from the Street. Surrounding the apartment buildings is a planted-grass yard, with mature landscaping. Circular, cobblestone planters line the east side of the property. Consuming the property behind (north of) both buildings is a macadam parking lot, flanked on its north side by a wood privacy fence. Approaching the parking lot from West 14th Street is a macadam driveway running between the buildings. The driveway runs beneath a stucco-covered arch spanning connecting the buildings. Blue ceramic tiles set into the archway spell out "PALACE COURTS."

24. Associated buildings, features or objects: **No associated buildings identified.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: Actual: **1928**

Source of Information: **Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.**

Pueblo County Office of Tax Assessor. Property information card [internet].

26. Architect: **unknown**

Source of information:

27. Builder: **unknown**

Source of information:

28. Original Owner: **Anna M. McDaniel**

Source of information: **Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.**

29. Construction history:

According to Pueblo County Tax Assessor records, this apartment complex was constructed in 1928. This contradicts a popular tradition that this complex was constructed in 1905 to house actors performing at the nearby Colorado Mineral Palace. Nonetheless, Sanborn maps and city directories corroborate a 1928 date of construction. At that time, lots 15 and 16 had been undeveloped. Lot 14 contained a small house, addressed as 207 West 14th Street, dating to at least 1890. It is unclear whether these masonry apartment buildings were always stuccoed. The only notable alteration has been the enclosure of the 2-story porches across the rear (north) elevations of both buildings, which appears to have occurred after 1970. Originally large garages existed behind (north of) both buildings; they were intact through at least 1952.

30. Location: **original** Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Multiple Dwelling**
32. Intermediate use(s): **Multiple Dwelling**
33. Current use(s): **Multiple Dwelling**
34. Site type(s): **Apartments**
35. Historical background:

The first owner of this apartment complex, constructed in 1928, appears to have been Anna M. McDaniel. She also resided in the 203 West 13th Street unit from that time through 1940. In addition to managing the apartment complex, she was a dressmaker. In 1938 Clell C. Clingman purchased the property. He initially resided in the 205 apartment until after 1940, when he moved to McDaniel's apartment. Clingman initially arrived in Pueblo in 1926, working as a fireman for the Southern Colorado Power Company, retiring in 1942. With his wife, Nellie Clingman, Clell had five children: Clena Baudek, Genevieve McDonald, Caroline Sadik, Walton Clingman, and Geraldine McComb. Clell Clingman died on October 1, 1963. In 1986, L.L. Downen purchased the property. Downen sold it to the Saratoga Investment Corporation in 1990. The Ann C. van Valkenburg Trust acquired the lot and buildings from the Saratoga Investment Corporation in 1992. The trust quit claimed the apartment complex to Ann C. van Valkenburg in 1995. She is the current owner.

Other long-time residents of the apartment complex are as follows:

Hyman and Pearl Reinar, 203 1/2 West 14th Street. Hyman Reinar settled in Pueblo around 1894. He served in World War I and was associated with the Army and Navy store in Pueblo. He was a member of B'nai B'rith. Hyman Reinar and his wife, Pearl, moved into this apartment prior to 1935. Hyman died in 1944; Pearl remained here through 1945.

George A. and Joanna (also spelled Johanna) Newton, 209 1/2 West 14th Street. George Newton was a prominent sports writer for the Pueblo Chieftain newspaper, where he first started working in 1922. He was later inducted into the Pueblo Sports Hall of Fame. George Newton moved to this apartment with his wife, Joanna Forrest Newton, in 1940. George died in 1949; Joanna remained here through 1950. She was born as Joanna Forrest Metcalf on June 19, 1902, in Lafayette, Colorado. She was a direct descendant of Lady Joanna Forrest and Sir William Templeton of Scotland. After graduating from high school, Joanna Forrest Metcalf moved to Pueblo, where she attended the American Business College. She became assistant secretary-manager of the Pueblo Chamber of Commerce, during which time she assisted in the development of the Gunnison-Arkansas water diversion project, Lake San Isabel, the Pueblo Ordnance Depot, and the Pueblo Air Base. Following George Newton's death, Joanna married Frank Zavislan, a former Fremont County Commissioner and owner of Turkey Creek Ranch. In addition to helping manage the sprawling ranch, she was president of the Colorado Cowbells (now the Colorado Cattlewomen). Frank Zavislan died in 1986 and Joanna Forrest Newton Zavislan died on January 16, 1998.

36. Sources of information:

Pueblo County Office of Tax Assessor. Property information card [internet].

Pueblo City Directory. Pueblo, Co.; Salt Lake City; Kansas City, Mo.; and others: R.L. Polk & Co, consulted 1886 through 2003.

Sanborn Fire Insurance Maps (for Pueblo, Colorado). New York: Sanborn Map and Publishing Co., 1883, 1886, 1889, 1893, 1904-05, 1904-51, and 1904-52.

"Clingman (Clell C.)" [obituary]. Pueblo Chieftain, 3 October 1963, p. 12B.

"Reinar Services Set For Thursday." Pueblo Chieftain, 18 October 1944, p. 6.

"Newton (George A.)" [obituary]. Pueblo Chieftain, 15 March 1949, p. 8.

"Joanna Forrest Newton Zavislan" [obituary]. Pueblo Chieftain, 19 January 1998, p. 2B.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Pueblo Standards for Designation:

1a. History Have direct association with the historical development of the city, state, or nation; or1b. History Be the site of a significant historic event; or1c. History Have direct and substantial association with a person or group of persons who had influence on society.2a. Architecture Embody distinguishing characteristics of an architectural style or type; or2b. Architecture Be a significant example of the work of a recognized architect or master builder, or2c. Architecture Contain elements of architectural design, engineering, materials, craftsmanship, or artistic merit which represent a significant or influential innovation;2d. Architecture Portray the environment of a group of people or physical development of an area of the city in an era of history characterized by a distinctive architectural style.3a. Geography Have a prominent location or be an established, familiar, and orienting visual feature of the contemporary city, or3b. Geography Promote understanding and appreciation of Pueblo's environment by means of distinctive physical characteristics or rarity; or3c. Geography Make a special contribution to Pueblo's distinctive character.Not Applicable Does not meet any of the above Pueblo landmark criteria.39. Area(s) of Significance: **Architecture**40. Period of Significance: **1928**41. Level of significance: National: State Local

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42. Statement of significance:

This property is historically significant under Pueblo Local Landmark criterion 1A for its association with the development of Pueblo's North Side Neighborhood, when more architecturally sophisticated buildings like this one joined the smaller, plainer dwellings originally constructed here. Many of these newer buildings were multi-family homes. As well, the apartment complex is architecturally significant under National Register criterion C (Pueblo Local Landmark criterion 2A) as an intact example of the Terrace-form. However, the levels of architectural and historical significance, combined with physical integrity, are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a City of Pueblo Landmark. It is, nonetheless, a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

Constructed in 1928, this apartment complex exhibits a moderately high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. The only notable modifications have been the enclosure of the rear (north) porches and the replacement of some windows. This property certainly retains sufficient physical integrity to convey its architectural and historical significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data
45. Is there National Register district potential? Yes No
- Discuss: **Pueblo's North Side Neighborhood represents the evolution of the city's professional middle and upper classes. Its diversity of architectural styles and forms directly represents the city's changing economic and cultural climates. As well, the neighborhood is distinctive because it appears to have evolved independently of the area's dominant industry, steel manufacturing.**
- If there is National Register district potential, is this building contributing: Yes No N/A
46. If the building is in existing National Register district, is it contributing: Yes No N/A

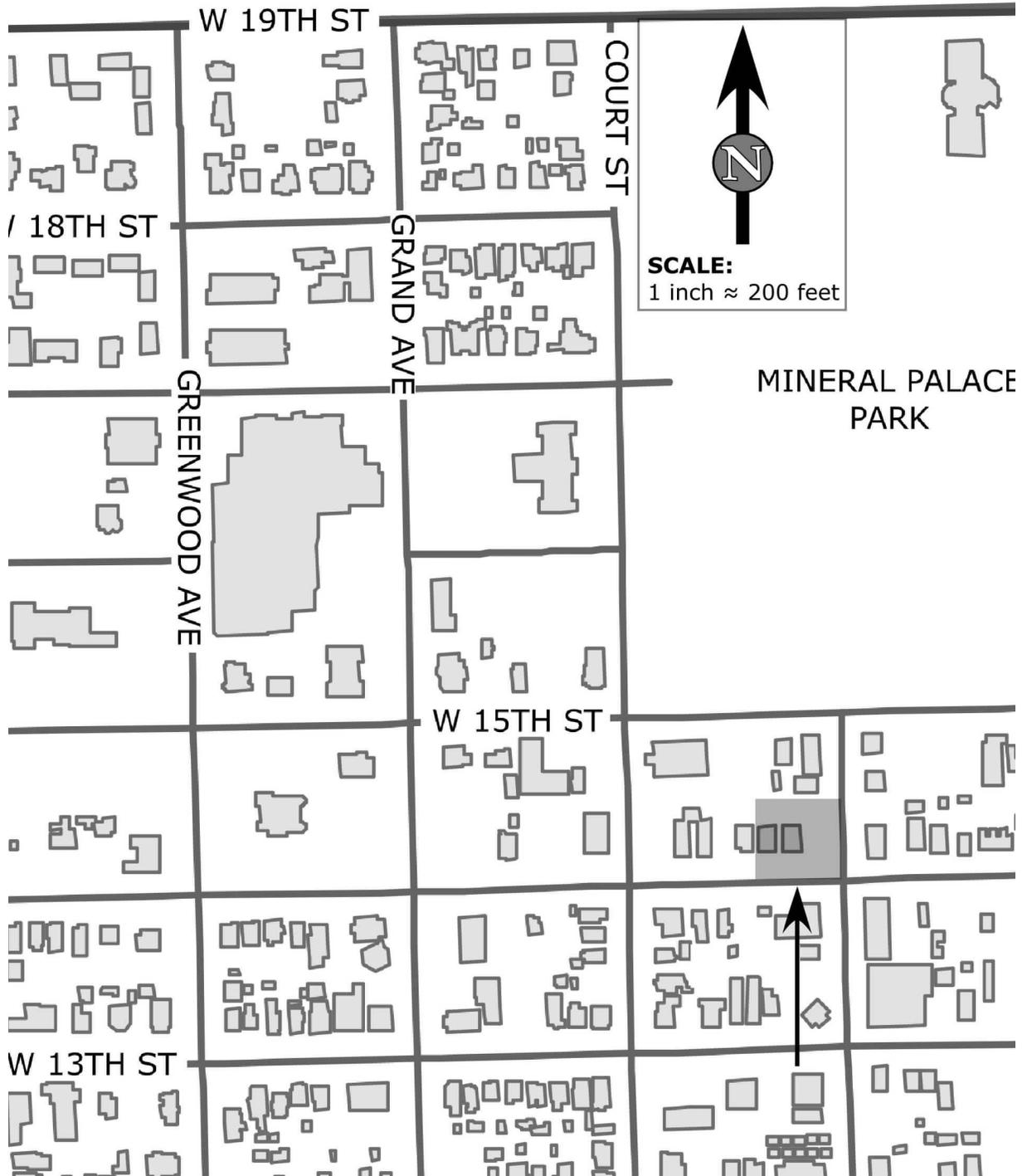
VIII. RECORDING INFORMATION

47. Photograph numbers): **CD-ROM Photo Disc: North Side Photos**
File Name(s): 14thstw203-209
- Negatives filed at: **Special Collections**
Robert Hoag Rawlings Public Library
100 East Abriendo Avenue
Pueblo, CO 81004-4290
48. Report title: **Pueblo North Side Neighborhood Survey**
49. Date(s): **07/11/05**
50. Recorder(s): **Adam Thomas**
51. Organization: **Historitecture, L.L.C.**
52. Address: **PO Box 419**
Estes Park, CO 80517-0419
53. Phone number(s): **(970) 586-1165**

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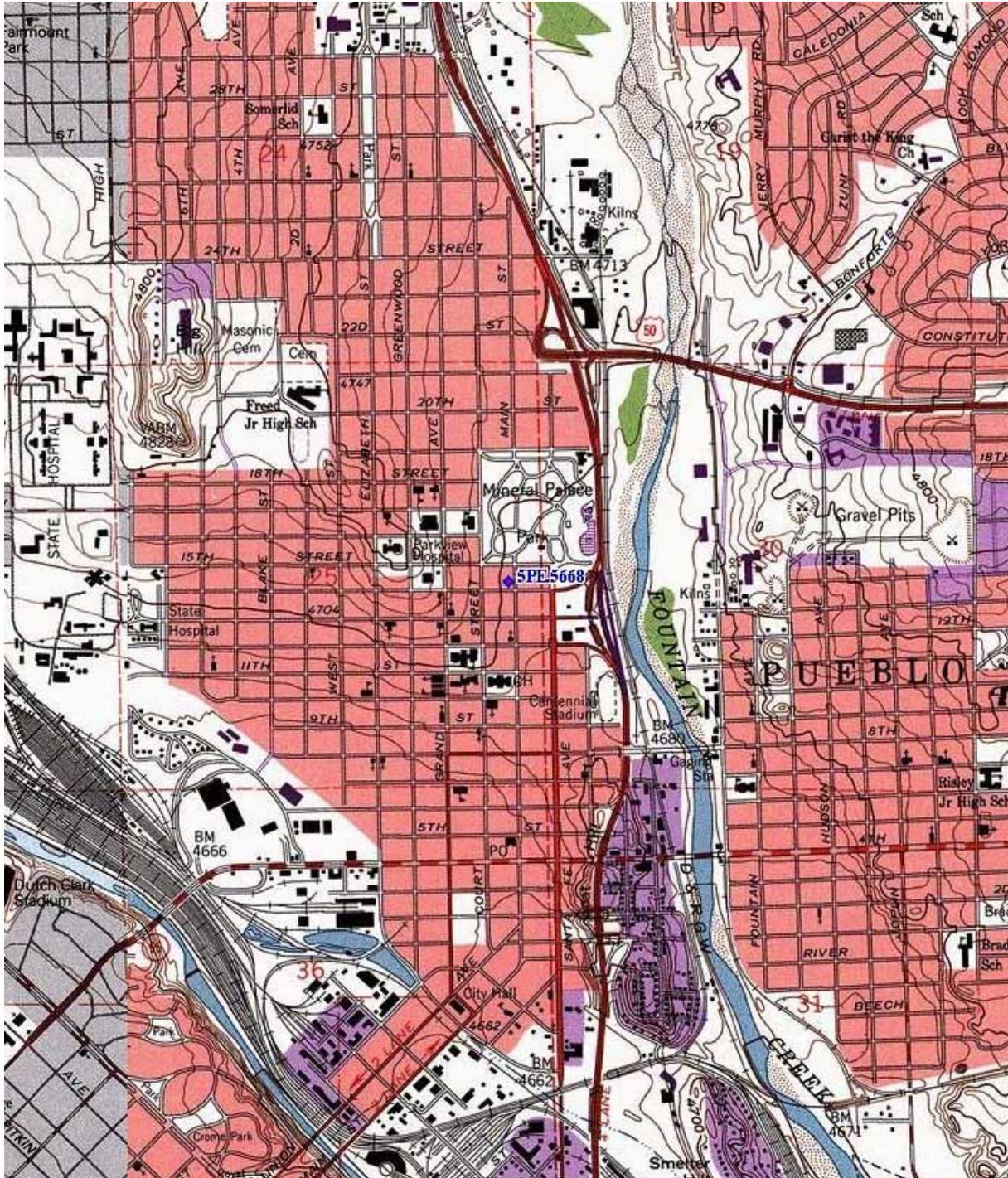
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SITE SKETCH MAP



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LOCATION MAP



Source: U.S. Geological Survey 7.5' Northeast Pueblo topographic quadrangle - 1961 (Photorevised 1970 and 1974)